



CITY OF REDMOND
APPLICATION REQUIREMENTS FOR:
CAO Exception for Streets and/or Utilities

Project _____

Date _____

Please note that the submittal requirements noted below may change periodically. To assure that you have the most current requirements, please contact the City of Redmond Development Services Center at 425-556-2494. These submittal requirements are dated **June 2006**.

Applications delivered by courier or by mail **will not be accepted**.

All plans must be folded and grouped in sets (each set to include one of each type of plan). Architectural fold is preferred.

I. PROFESSIONAL PREPARATION

CAO Exception applications must be prepared professionally. All plans/reports must include the applicable stamp and signature.

The applicant shall check each item below to confirm the item is included in the application. The application packet shall include the following:

II. GENERAL

____ A. Completed General Application Form.

____ B. Application Fees.

____ C. One copy of an 8-1/2" x 11" vicinity map suitable for public notice purposes.

____ D. One copy of an 8-1/2" x 11" site layout plan suitable for public notice purposes.

____ E. Completed Project Contact Form

____ F. Nine (9) copies of a City of Redmond SEPA Checklist and one (1) copy of a SEPA Application Form are required with a complete response provided to all questions.

____ G. Completed SEPA/CAO Fee Worksheet

____ H. Ten (10) copies of a site plan, no larger than 22" x 34" drawn to an engineering scale of 1" = 20', showing:

1. Location of buildings related to the action
2. Location and dimensions of proposed street and/or utility proposed within the Critical Area
3. Parking areas, landscape areas, and other development features.

4. Site topography drawn at 2-foot contours
5. Any proposed mitigation needed to reduce or eliminate the impact to the Sensitive Area.
6. If the site is within a floodplain, the Base Flood Elevation must be shown.

____ H. The applicant must provide in writing and graphical depiction how the request satisfies each of the criteria listed below:

1. The proposed street and/or utility must be identified in an adopted plan as of October 1, 1997, such as the Comprehensive Plan, Capital Facility Plan, Transportation Improvement Plan or other Utility Facility Plan
2. The applicant must demonstrate that alternative locations for the street and/or utility have been considered which avoid impact to the landslide hazard areas and are determined to be economically or functionally infeasible.
3. The applicant must demonstrate that if no other feasible alternative exists, other than locating the street and/or utility within a Class IV Landslide Hazard area, that the impact to such area has been minimized by limiting the magnitude of the proposed construction to the extent possible.

____ I. Submittal of three (3) copies of a Geotechnical Evaluation identifying the risks of damage from the proposal, both off site and on site. The evaluation must include an analysis of whether the proposal will increase the risk of occurrence of the potential geologic hazard, and must identify measures to eliminate or reduce risks.

The above noted items must be submitted to the City of Redmond Development Services Center in its entirety prior to any application considered to be complete. Additional information may be required by the Technical Committee. The applicant will be notified if additional information is necessary.

Please Note: In order to help work out potential problems, if any, before formal submittal, the City of Redmond encourages applicants to attend a pre-application conference with the Technical Committee. Application submittal requirements for pre-application meetings are available at the Development Services Center or on-line. Conferences are scheduled in person at the Development Services Center and are only scheduled when all pre-application meeting submittal requirements have been submitted.

Applicant or Representative

Date